

**Tuckerton Historic Preservation Advisory Commission**

**February 6, 2019**

Keegan Vreeland called the Tuckerton Historic Preservation Advisory Commission meeting to order on Wednesday, February 6, 2019 at 7:00 PM in borough hall.

Open Public Meeting Act Statement: *“Provisions of the open public meeting act have been complied with, as notice was published to the Beacon and Asbury Park Press, stating the time, date, and place of this meeting.”*

**Roll Call / Attendance**

Barbara Brojack	A	Tom McAndrew	X
Doris Mathisen	X	Keegan Vreeland	X
Frank D’Amore, liaison/non-voting	X	Keith Vreeland	X
Neil Saunders	X		

Also present at this meeting was Mayor Sue Marshall, who swore in new member Neil Saunders immediately before the meeting was called to order.

Keegan Vreeland led the salute to the flag.

Approval of Minutes: Minutes for the January 2019 meeting of the Tuckerton Historic Preservation Advisory Commission were circulated. Doris Mathisen made a motion to approve the minutes, seconded by Keith Vreeland. The motion was passed by unanimous vote.

Logged Hours: Landmarks Commission recognizes their member’s donation of time and knowledge for studies and research along with attendance of the monthly meetings and available workshops / seminars for the month of January 2019.

Barbara Brojack	A	Tom McAndrew	3
Doris Mathisen	4	Keegan Vreeland	3
Frank D’Amore	0	Keith Vreeland	3
Neil Saunders	0		

**Old Business:**

**Tuckerton website:** All current member biographies and photos have been posted to the Tuckerton Borough website, with the exception of new members Frank and Neil. New members

will be added as information is made available. The web administrator reminds the Commission that events and special notices may be added to the website and Facebook page at the discretion of the Commission.

**Facebook page:** No new members were added this month. 48 total members to date.

**Town Clock:** No updates. Project to be tabled until such time as an alternate site is selected.

**CLG/Grant Opportunities/Historic Properties:**

Barbara Brojack and Doris Mathisen will comprise the subcommittee for the CLG application process. They have made a start on the CLG application, completing what they are able, and will forward to Keith Vreeland for review and additions when done.

Barbara spoke to Jonathan Kinney at the state, who is awaiting receipt of the new ordinance and our CLG application. Keith Vreeland has asked Jenny Gleghorn to upload the new ordinance to the Tuckerton website. The latest Master Plan must also be made available to share with Jonathan.

The next step is to have the updated survey added to the budget and completed. Keith Vreeland recommended that the Commission request \$2,500 to engage the services of a consultant (such as Margaret Westwood) to expedite this part of the process. The updated map may cost \$20,000 but if that can be given as a loan, it may be paid back in the form of grants for streetscaping, open spaces, etc.

The Historic Preservation Advisory Commission is currently seeking new members. Frank D'Amore has been sworn in as a non-voting member liaison to town council. Per the new ordinance, the Commission should be comprised of at least 5 members, plus one alternate and a Land Use liaison. Keith Vreeland has offered his guidance and has been sworn in as a member, Class A, until such time as a historic architect is seated on the Commission. All interested parties should send a letter of interest to Mayor Sue Marshall. A notice has been posted on the Facebook page. The Commission must also name a Land Use Board liaison for 2019. The Commission has identified three potential Historic Preservation Advisory Commission candidates. Mayor Marshall mentioned that she is still in talks with Neil Saunders, but he may have a scheduling conflict for Wednesday meetings. She also reached out to Ken Poirot, former lawyer to the Land Use Board, but she hasn't heard back. Barbara mentioned a part-time Tuckerton Beach resident, a female architect. She will reach out to gauge her interest.

Keith urged the Commission to discuss the disposition of old Borough Hall and the Grist Mill property. A few entities have expressed interest in the Grist Mill. If the Commission is serious about their desire for a closed street or thoroughfare at one of these sites, they must propose their recommendations to Town Council to help ensure that any new use of them makes sense from a historic and current needs standpoint, and puts these properties back on the town's tax roll.

### **New Business:**

Future court dates scheduled at Borough Hall pose a possible conflict with the Commission's June, September and November 2019 meetings. The Commission decided to postpone the decision on whether to reschedule these meetings until March.

Disposition of old Borough Hall and Mill properties: Frank is currently looking into selling these properties due to the liability of maintaining them as town assets and to turn the two properties into rateable-producing businesses. General consensus on old Borough Hall is that it should be sold to a private party, with issues such as the buried oil tank disclosed to the buyer and the property priced accordingly, and get it back onto the town's tax roll. The hope is that the town can nudge any prospective buyer in the direction of a suitable use, or deed it to maintain the historic nature of the existing structure. Currently the building is used as safe storage for documents that must be preserved. Keith recommended that these documents be saved electronically, or find another place to keep them. But Borough Hall has great public parking, which is thing to consider before deciding to sell the property. Mayor Marshall pointed out that there are only 14 parking spaces at Borough Hall, with the rest belonging to Wells Fargo. She added that it is crucial that we get the right people on our Commissions, people with insight and knowledge.

As for the Mill property, one prospective buyer was interested in transforming the space into a coffee shop, with seating outside, transforming Water Street into a pedestrian area.

Keegan noted that the great thing about CLG designation is when we make stipulations about land use, we have grant money to offer in exchange for our requests...leverage with the new owners. Neil added that the CLG is a much bigger thing than most realize, affording us the chance to work with people we want to work with and make smart choices.

Redefining “historic value”: Frank suggested that perhaps the town and Commission have too narrow a vision of what constitutes historic value in Tuckerton Borough. We may consider expanding that vision beyond the Victorian era. Keith agreed, pointing out that from the 1700s to present day, there is much history not being represented. Frank noted that everyone wants a thriving business district, with ample parking, but a change is needed to the approach so that new businesses can succeed and thrive. Tom pointed out that three years ago, when this topic was raised, the commission members of the time were rigid in defining business needs for the downtown corridor, as was the Land Use board. He encourages a more welcoming approach to prospective businesses looking to come downtown. Keith pointed out that a mix of architectural eras set off the centuries of history - not everything needs to be turned into some fake reproduction of Victorian era architecture. That would be Disney-level fake.

Neil suggested that rather than pigeonholing property owners into a certain era, we offer them options to help them maintain the historic and architectural value, as much as possible, within the era of their property. We need to approach this with the mentality that we are helping people find resources, and strike a real balance between historic preservation and thoughtful development. Keith pointed to Safe Harbor as an excellent example. The new property owners gave new life to an old gas station, incorporating details suited to the site. He cited our move toward CLG certification, the grants that would become available to the town and historic property owners, and the input of knowledgeable consultants such as M. Westfield as examples of the move toward finding that balance Neil mentioned.

Frank recommended that we focus on keeping the small town feel and not become indistinguishable from LEH. This area is changing more rapidly than some realize. The water park slated for Manahawkin, Mud City purchasing Sleepy Hollow, Calloway’s going up for sale, the new brewery at Parkertown...none of it a bad thing, but it does make it clear that people want something other than antiques to spend their money on. Keith pointed out that the new water taxi service to and from LBI and the additional foot traffic that comes with it will incentivize new businesses. We will preserve the fabric of this town, and if someone gets a demolition permit for the historic district, there is a mandatory 1 year wait period before they can tear it down. This gives prospective buyers pause if that is their intention. As a design professional, Keith stated, he feels bound to preserve history while also pointing out the

limitations of the Commission. We cannot dictate color palette for instance. We are working on getting the historic district re-certified so we don't lose those historic assets to "progress".

Doris and Keegan are working on the CLG application. Neil pointed out that the grant opportunities alone would help tremendously with the public. Keith added we don't want to be a neighborhood watch, but let's get people excited. The current Commission members seem to be on board.

Meanwhile, Dunkin Donuts is planning a move to the Village Shops, which while not historic in appearance, has been successful for owner Tony Chang and his tenants, bringing business and traffic into the center of town. Also, a gym is opening behind the hardware store.

Keegan suggested the next steps:

1. Complete CLG application, attain status
2. Work with other Commissions and council to create a town center/park
3. Bring back on-street parking to help create a thriving downtown feel
4. Welcome a mix of businesses. WaWa yes, Barber Shop yes, but also a cool mix of clamming town history, Victorian architecture, and more.

To this end, Keegan and Keith will send Jonathan Kinney what the Commission has assembled thus far for the application, and ask him for feedback. Changes have been made to our town legislation, our current members have relevant experience and resources. Hopefully we will have his response by the next meeting.

**Members Forum:** Neil asked that the members email him any available maps, documents, CLG information, whatever may help him get up to speed as our newest member. He also asked if there were opportunities for people who may want to be involved but without the commitment of a monthly meeting. Keith answered that yes, with the new legislation even non-residents can be included. Mayor Marshall pointed out that the Facebook page is a great way to pull in people doing historic preservation in town, recognize their efforts and create a dialogue.

**Public Forum:**

No public forum

**Invoice:** Doris Mathisen moved, seconded by Keith Vreeland, to pay the invoice of \$75.00 to Secretary Jennifer McEwan for Secretarial Services for the month of February 2019. It was so moved with unanimous member consent via roll call.

**Adjournment:** To close this meeting Tom McAndrew motioned, seconded by Keith Vreeland. The motion was unanimous and the meeting adjourned at 8:16pm.

Respectfully submitted,

Jennifer McEwan, Tuckerton Landmarks Commission Secretary